

# DC Market Rate Housing Activity

Draft: 1st Quarter, 2002

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
<b>Status: Completed</b>				
Lincoln Condominiums	12th St, NW & U St, NW	176	Residential	1
Harrison Square	13th St, NW & V St, NW	98	Residential	1
Orlo Von	2363 Champlain St, NW	17	Residential	1
Gramercy Lofts	2380 Champlain St, NW	17	Residential	1
Ritz-Carlton	1111 23rd St, NW	162	Mixed-Use Reside	2
Park Hyat Hotel Apartments	1201 24th St, NW	85	Residential	2
SoLo Piazza 1300 13th NW	13th, NW & N St, NW	77	Residential	2
The Regent	1640 16th St, NW	53	Residential	2
The Gatsby	1515 O St, NW	52	Residential	2
Morgan Place	1625 16th St, NW	15	Residential	2
Phillips Row Condos	2700 Olive St, NW	14	Residential	2
Alban Towers	3700 Massachusetts Ave, N	227	Residential	3
Henry Adams House	29th St, NW & Calvert Rd,	211	Residential	3
Tilden Garden	3883 Connecticut Ave, NW	166	Residential	3
Park Connecticut Apt	4411 Connecticut Ave, NW	142	Residential	3
Tenley Hill	4750 41st St, NW	38	Residential	3
Capitol Square	7th St, SW & G St, SW	93	Residential	6
Market Square North	8th & D St, NW	86	Mixed-Use	6

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
Lexington North	8th St, NW & E St, NW	43	Residential	6
	Status Sub-Total Completed	1,772		

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
<b>Status: Under Construction</b>				
The Roosevelt	2101 16th St, NW	199	Residential	1
Wardman Court Condos	Clifton St, NW & 13th St,	76	Residential	1
Lofts at Adams Morgan	2328 Champlain	60	Residential	1
City Lofts	11th St, NW & W St, NW	13	Residential	1
1499 Massachusetts	1499 Massachusetts Ave, NW	269	Residential	2
14th & N St Apartments	14th St, NW & N St, NW	171	Residential	2
Sovereign Circle	13th, NW & N St, NW	170	Residential	2
Summit Grand Parc	900 15th St, NW	105	Residential	2
The Hudson	1425 P Street, NW	84	Residential	2
Saxon Court	1440 Chruch St, NW	46	Residential	2
Terrell Place	7th St, NW & F St, NW	30	Mixed-Use	2
2600 Pennsylvania	2600 Pennsylvania Ave, NW	28	Residential	2
The Willison	1425 Rhode Island Ave, NW	23	Residential	2
Logan Mansions	27 Logan Circle	14	Residential	2
2125 S St, NW	2125 S St, NW	8	Residential	2
Empire Lofts	1735 Johnson Ave, NW	8	Residential	2
Townhouse	1223-33 12th St, NW	6	Residential	2
Alban Row	38th St, NW & Cathedral,	15	Residential	3
Paradigm Massachusetts Apts	5th & Massachusetts Ave,	462	Residential	6
Avalon at Gallery Place	770 5th Street, NW	203	Residential	6
Marine Corp Housing	7th & L St, SE	200	Residential	6

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
Lovejoy School Condos	400 12th St, NE	42	Residential	6
Banneker Ridge	Minnesota Ave, SE	27	Residential	7
Galen heights	1728-50 Galen St, SE	12	Residential	8
<b>Status Sub-Total Under Construction</b>		2,271		

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
<b>Status: Planned</b>				
Ellington Plaza	13th St, NW & U St, NW	186	Residential	1
Langston Hughes Condos	14th St & V St, NW	78	Residential	1
GKD 1412 Chapin St	1412 Chapin St, NW	33	Residential	1
Kings Creek	2329 Champlain, NW	13	Mixed-Use Reside	1
1441 Florida Avenue	1441 Florida Ave, NW	12	Residential	1
Columbia House II	2400 M St, NW	213	Residential	2
Metropolis @ 14th St	14th St, NW & P St, NW	180	Residential	2
Sov ereign Park	1210 Massachusetts Ave,	145	Residential	2
Columbia House Apartments	2440 M St, NW	142	Residential	2
Sov ereign Row	911-919 E St, NW	130	Residential	2
1111 11th St, NW	1111 11th St, NW	110	Residential	2
Norwitz Apartments	New York Ave & L St, NW	94	Residential	2
Jemal F St Housing	910-916 F St, NW	88	Residential	2
The Icon	1320 13th St, NW	19	Residential	2
1301-1309 9th St	1301-1309 9th St, NW	12	Mixed-Use	2
Sunrise Asst Living	Connecticut Ave, NW & Ne	106	Residential	3
306 Carroll Street	306 Carroll St, NW	58	Residential	4
Takoma Metro Condos	Blair Rd & Cedar St, NW	45	Residential	4
Massachusetts Court	4th St, NW & H St, NW	360	Residential	6
Greystone/Jemal	4th & Massachusetts , NW	323	Residential	6
Capitol Point	2nd St & Potomac Ave, SW	300	Mixed-Use Reside	6

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
Florida Rock II	South Capitol & S St	300	Residential	6
Medlink Hospital Conversion	7th St, NE & Massachusett	275	Residential	6
Salvation Army Site	5th St, NW & Massachusett	240	Residential	6
200 K St Office/Residential	200 K St, NE	162	Mixed-Use Reside	6
Avalon at Gallery Place II	6th St, NW & H St, NW	144	Residential	6
Newseum	599 Pennsylvania	100	Mixed-Use	6
Bryan School Condos	1325 Independence Ave, SE	70	Residential	6
Sovereign Center	717 6th St, NW	52	Residential	6
Polk Court Apts	625 G St, SE	24	Residential	6
7th & Mass Townhomes	7th St, NE & Massachusett	18	Residential	6
Hunt Place Townhomes	5516-26 Hunt Place, NE	6	Residential	7
<b>Status Sub-Total Planned</b>		<b>4,038</b>		

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
<b>Status: Proposed</b>				
Square 537	4th St, SE & E St, SE	300	Mixed-Use Reside	2
The Manhattan	1441 Rhode Island	70	Residential	2
Yale Laundry Hotel	400 New York Ave, NW	47	Hotel	2
WMATA Garage Redev RFP	5320 Wisconsin Ave, NW	300	Mixed-Use Reside	3
Hechinger Residential	Wisconsin & Abermarle, NW	172	Residential	3
Albermarle Townhomes	Nebraska Ave, NW & Albem	6	Residential	3
SE Federal Center	New Jersey Ave & M St, SE	1500	Mixed-Use	6
Wilkes Co PUD	901 4th St, NW	159	Residential	6
<b>Status Sub-Total Proposed</b>		2,554		

**NAME**

**ADDRESS**

**UNITS**

**PROJECT TYPE**

**WARD**

**Status: RFP**

Rhode Island WMATA RFP

9th St, NE & Rhode Island

270

5

**Status Sub-Total RFP**

270



NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
<b>Status: Potential RFP</b>				
Old Convention Center Redev.	9th St, NW & H St, NW	700	Mixed-Use	2
	<b>Status Sub-Total Potential RFP</b>	700		

NAME	ADDRESS	UNITS	PROJECT TYPE	WARD
Total Activity		11,605		

Source: DC Office of Planning, Planning & Design Information Technology, April 2002